



Pinecroft

6 Moorside View, Ripon, HG4 2RU



Robin Jessop

A SPACIOUS DETACHED BUNGALOW WITH LARGE GARDENS IN A QUIET CUL-DE-SAC LOCATION CLOSE TO RIPON CITY CENTRE

- Detached Bungalow
- Three Bedroom Accommodation
- Updating Required Throughout
- Generous Gardens
- Convenient Edge of City Location
- Driveway Parking
- Chain Free
- Guide Price: £350,000

SITUATION

Ripon City Centre 1 miles. Harrogate 12 miles. Thirsk 12 miles. Northallerton 17 miles. Leeds 26 miles. (All distances are approximate).

Ripon is a thriving and popular small city which has a range of independent shops, cafes, pubs and amenities. Moorside View is a small and quiet residential cul-de-sac located at the south side of the city. The location is accessible for the city centre and the Ripon by-pass which brings the larger centres of Harrogate, York and Leeds within commuting distance.

DESCRIPTION

Pinecroft is a traditional brick built detached bungalow which is situated to the south side of Ripon. The accommodation is spacious but does require updating throughout. It benefits from having mains services including gas central heating.

The property is entered into via a useful lobby which opens into to a reception hall from where the rooms lead off from. The accommodation comprises a large living room with dining area which leads into a conservatory, a kitchen diner features a range of units with direct access to a utility room and a dining room which was converted from the garage a number of years ago. There are three well-proportioned double bedrooms and a house bathroom.



Externally the property is complemented by wrap around gardens with a generous lawn to the front and side and a low maintenance yard at the back with a storage shed. There is off-road parking for several vehicles on the tarmac driveway.

Pinecroft would make an excellent family home, investment property or active retirement home in an accessible location.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity, water & drainage. Gas central heating. Broadband connection available.

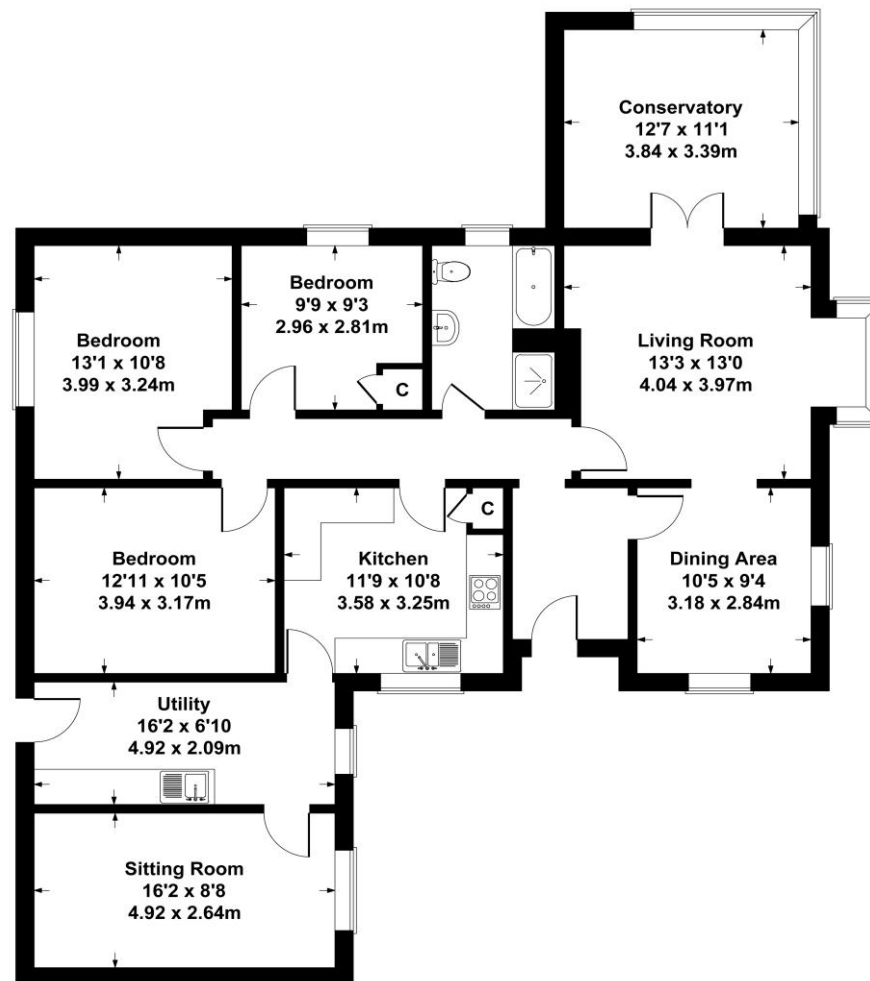
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



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Approximate gross internal area
132 sq m - 1421 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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